

ARCHITECTURAL REVIEW BOARD AGENDA

February 10, 2015

3:00 p.m.

~~Solar Panel to be viewed at 6610 Indian Lane at 2:00 p.m.~~
Pre-meeting to begin at 2:30 p.m.

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|-----------|---|---|
| #1 | Demetrios & Amy Maragos
1901 Stratford | Pool details, hardscape, and landscape plans
<i>Continued from January 27th ARB mtg</i> |
| #2 | J.F. & Cassi Foster
2600 Verona Road | Multiple window replacements
<i>Continued from January 13th ARB mtg</i> |
| #3 | Chris Coulson
6610 Indian Lane | Solar panel array at rear of home
<i>Continued from January 27th ARB mtg</i> |
| #4 | Scott & Kimberly Penning
2340 Guilford Lane | Changes to previously approved detached garage |
| #5 | Dan & Sarah Summers
2219 W 70 th Terrace | Replace 3 windows |
| #6 | Ryan & Molly Sprott
6550 Wenonga Road | Changes to previously approved project |
| #7 | Greg & Liz Maday
2711 Verona Terrace | New screened porch at east side of home |

***Variance required**

The Mission Hills Board of Zoning Appeals (BZA) provides that the BZA shall determine whether or not an ARB decision was reasonable based upon the evidence presented to the ARB and the record of the ARB proceedings. Testimony at the BZA hearing will be limited to a discussion of the evidence presented to the ARB. No new evidence will be considered.

#1 Maragos Residence

1901 Stratford

The Maragos are returning to the ARB with their pool, hardscape, and landscape plans as required by the ARB.

This project was continued at the January 27th meeting requiring an updated drainage study.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front & Side
- Any Special Frontages: None

Summary of Project:

At the original ARB meeting, the board approved the concept of the pool and patio, but required detail drawings be submitted along with their required landscape plan.

The proposed pool sits directly behind the house and is surrounded on three sides by patios. The pool and patio area sits higher than the adjacent grade, so a stacked stone retaining wall has been provided along the rear side of the pool and patio. The majority of the patio is separated from the wall by landscape beds, however at the stairs, handrails will be required that are not indicated.

Between the pool and the house is a raised fire pit constructed of natural stone veneer to match the house.

Near the house is a small grill station constructed with stone veneer to match the house.

The pool equipment is located on the right side of the house beside the garage.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

The Fosters are proposing multiple window replacements on three sides of their home.

The ARB continued the project at the January 13th meeting so the Fosters could provide more complete drawings including color drawings to reflect the requested changes.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front & Side
- Any Special Frontages: None

Summary of Project:

On the west side of the house, an existing door, awning, and windows will be removed and replaced with a new window. The new window will be slightly off center of the second story window above.

On the north side of the house, a new steel and glass door will be added adjacent to the garage. The existing screened porch will also be enclosed with new windows.

On the east side of the garage, an existing window will be replaced with a new unit.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

Section 2.7.1 D on page 92 through 100 provides recommend architectural design guidelines. This section suggests that all materials and components be in keeping with the architectural style of the home. The proposed windows are all steel with narrow mullions. It is difficult to tell from the photographs if these will truly match the existing windows within the house. Discussion is recommended.

#3 Christopher Coulson

6610 Indian Lane

The Coulsons are proposing a solar panel array at the rear of their home.

This project was continued at the January 27th meeting. A site visit is scheduled for 2:00 pm to review an example installation of the solar panel product on the house.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: Hillside

Summary of Project:

The proposed solar array is located on the rear of the house on the back roof plane.

None of the proposed array is visible to the street.

Ordinance Compliance:

Ordinance 5-130 provides specific requirements for solar energy systems. All requirements have been met. There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

The design guidelines do not apply to a project of this type.

The Pennings are returning to the ARB with changes to their previously approved detached garage project.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed garage is being redesigned to allow more space between the existing garage and the proposed garage while maintaining all the required setbacks.

The revised garage is 3 feet wider than the previously approved garage. This is due to a small extension on the side. This extension will have a standing seam copper roof.

The overall depth of the garage has been reduced one foot, and a section of one of the garage bays has been reduced even further. The area of the garage has been reduced by approximately 6 square feet.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

Section 2.3 on pages 64 through 67 of the design guidelines gives specific recommendations for the neighborhood estates character area.

Subsection E suggests that detached accessory buildings located within the primary landscape area should be limited to 720 square feet and 10 foot maximum eave heights. These recommendations have been met.

Section 2.6.4 B on page 89 describes the Maximum Lot Coverage guideline where homes are restricted to 150% of the average lot coverage for adjacent homes. Please see the table below. This recommendation has been met.

Section 2.7.2 on pages 101 through 103 provides recommendations specific to garages, drives and accessory structures.

Subsection B. 1. Recommends that drives be as narrow as possible and be no wider than 12 feet at the street and widen to 18 to 22 feet nearer the house. This recommendation has been met.

Lot Information	
Zoning:	R-1(30)/LS-5
Lot Area:	30,593
Lot Width:	216.0'

Ordinance	Allowable/Required	Proposed
Accessory Building Maximum Height	24'	21'-11"
Accessory Building Side yard Setback:	10'	13.5'
Accessory Building Rear Yard Setback:	10'	10'
Accessory Building Max Area:	1,244 SF	552 546 SF
Lot Coverage:	6,940 SF	3,321 SF

Design Guideline Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Formula	% max used
2321 Guilford Lane	31,055	3,849	7,013	54.89%
2335 Guilford Lane	42,784	3,535	8,762	40.35%
2350 Guilford Lane	48,026	4,477	9,494	47.15%
2353 Guilford Lane	56,685	7,228	10,654	67.84%
5720 Oakwood Road	59,420	4,060	11,008	36.88%
5728 Oakwood Road	33,568	4,065	7,402	54.92%
5740 Oakwood Road	22,276	4,207	5,567	75.58%
5750 Oakwood Road	28,026	2,757	6,530	42.22%
			Average	52.48%
			50% Increase	78.72%
2340 Guilford Lane	30,593	3,321	6,940	47.85%
Allowable Lot Coverage as reduced by 150% Rule			5,463	60.79%

#5 Dan & Sarah Summers

2219 West 70th Terrace

The Summers are proposing the replacement of 3 windows on their home.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: Hillside

Summary of Project:

Due to the limited scope of the project, I have allowed the Summers to present photo-documentation in lieu of traditional drawings.

At the rear of the house, an existing double-hung window will be replaced with a twin casement in the same opening.

At the west side of the house, an existing double-hung window will be replaced with a new unit of the same size. A second double-hung window will be replaced with a 2-wide double-hung window that is slightly wider than the existing opening.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

The design guidelines discourage mixing multiple window types within a home. In this case, the mixture of casement and double-hung windows is limited to the rear of the home so the ARB may find this acceptable.

#6 Ryan & Molly Sprott**6550 Wenonga Road**

The Sprotts are returning to the ARB with changes to their previously approved addition at the rear of their existing home.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

A new dormer has been added to the north side of the second floor bedroom above the garage. At the south side of the same bedroom, a triple unit window is being reduced to a single unit and moved to the corner of the room.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review (2012 Version):

The proposed changes are in keeping with the design guidelines.

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	24,307 SF
Lot Width:	123.5'

Ordinance	Allowable/Required	Proposed
Maximum Height (From Mean Grade)	35'	? (No Change)
Minimum Front Yard:	75'	75' (No Change)
Minimum Rear Yard: (20% of Lot Depth)	37.4'	48.0'
Minimum Side Yard: (Left)	10'	12.39 (Existing)
Minimum Side Yard: (Right)	10'	19.67'
Minimum Combined Side Yards: (25% of Mean Lot Width)	30.88'	32.06'
Lot Coverage:	5,915 SF	4,188 SF (71% of Max)

The Madays are proposing a new screened porch at the side of their existing home.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed porch is a single story structure with a flat roof located on the east side of the house. It is all brick with detailing to match the rest of the house. It is unclear if there will be access to the roof deck.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

Section 2.3 on pages 64 through 67 of the design guidelines gives specific recommendations for the neighborhood estates character area.

The proposed wing sits almost entirely in the primary building area and only a small portion extends into the secondary building area.

Subsection B suggests that side wings in the secondary building area be limited to 2 stories, 30 feet in height, and be clearly shorter than the main mass of the house. These criteria have been met.

Section 2.6.4 B on page 89 describes the Maximum Lot Coverage guideline where homes are restricted to 150% of the average lot coverage for adjacent homes. Please see the table below. This recommendation has been met.

Lot Information	
Zoning:	R-1(30)/LS-5
Lot Area:	37,568 SF
Lot Width:	211.0'

Ordinance	Allowable/Required	Proposed
Maximum Height (From Mean Grade)	35'	? (No Change)
Minimum Front Yard:	77'	No Change
Minimum Rear Yard: (20% of Lot Depth)	74' (At closest point)	> 230' (No Change)
Minimum Side Yard: (Left)	21.1'	41.0
Minimum Side Yard: (Right)	21.1'	32.0' (No Change)
Minimum Combined Side Yards: (25% of Mean Lot Width)	52.75'	73.0'
Lot Coverage:	8,005 SF	5,360 SF 66.96% of Maximum

Design Guideline Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Formula	% max used
2700 Verona Terrace	25,553	2,942	6,124	48.04%
2701 Verona Terrace	27,072	2,756	6,374	43.23%
2710 Verona Terrace	28,022	3,261	6,529	49.95%
2720 Verona Terrace	29,272	4,403	6,730	65.42%
2725 Verona Terrace	44,008	3,319	8,935	37.15%
2730 Verona Terrace	30,254	3,197	6,886	46.43%
2700 West 63rd Street	22,387	4,728	5,586	84.64%
2718 West 63rd Street	24,999	4,528	6,031	75.08%
			Average	56.24%
			50% Increase	84.36%
2711 Verona Terrace	37,568	5,360	8,005	66.96%
Allowable Lot Coverage as reduced by 150% Rule			6,753	79.37%